
Sent: 2/03/2025 8:32:37 AM

Subject: Formal Objection to DA2025/0132 – Proposed McDonald's Development at 37 Roseberry Street, Balgowlah

To whom it concerns,

I am writing to formally **object** to the proposed 24-hour McDonald's restaurant at 37 Roseberry Street, Balgowlah, due to significant **environmental, social, and amenity concerns** that have not been adequately addressed in the development proposal, as per below.

I live directly across the roundabout from the proposed site and can attest to the current traffic congestion throughout the day. I have also observed the negative impacts of the nearby KFC, despite it being on the other side of Condamine St, the litter still makes its way to Roseberry St.

1. Concerns with the Traffic Study

1. 1. .Limited Data Collection Period:

The traffic study was conducted over only **two days** (Friday, 8 November 2024, and Saturday, 9 November 2024). This short data collection period fails to account for:

- * ·Weekly and seasonal traffic variations.
- * ·Peak school and work commute times from Monday to Thursday.
- * ·Special events, holidays, and other local traffic fluctuations.

2. 2. .Existing Congestion Not Adequately Addressed:

The study acknowledges **queuing issues at nearby intersections**, particularly at Kenneth Road and Roseberry Street, and the existing congestion caused by the KFC drive-through. However, it does not sufficiently model how the additional traffic generated by a 24-hour McDonald's will exacerbate these issues.

3. 3. .Compliance with Environmental Planning and Assessment Act 1979:

Under Section 4.15(1) of the Act, councils must consider the potential impacts of a development on the local community, including **traffic congestion and public safety**. Given the short duration of this study, it is **unclear whether these impacts have been thoroughly assessed**.

4. 4. .Referral to Transport for NSW (TfNSW):

The development is projected to generate more than 200 vehicle movements per hour during peak times, exceeding the threshold requiring referral to TfNSW under the **State Environmental Planning Policy (Transport and Infrastructure) 2021, Clause 2.122**. The existing study does not provide sufficient long-term analysis to ensure TfNSW can make an informed assessment.

2. . Noise Pollution & Sleep Disturbance

- * ·The proposal includes a **24/7 drive-through**, with **continuous vehicle movement, loudspeaker orders, and late-night customer activity**. The **nearest residences are only 20 meters away**, and the **Noise Impact Assessment (NIA)** fails to fully assess the impact on sleep disruption for local residents.

- * **Objection:** I request a **comprehensive nighttime noise assessment** and **restricted operating hours (e.g., 7 AM – 10 PM)** to protect residential amenity.

3. Crime & Antisocial Behaviour

- * The **Crime Risk Assessment** acknowledges that 24-hour fast-food outlets often **attract loitering, vandalism, and antisocial behaviour**, particularly at night. While **CCTV and lighting** are included in the design, there is **no guarantee these measures will effectively deter crime**.
- * **Objection:** I request a **Social Impact Assessment (SIA)** to evaluate the **risk of increased crime** and suggest **additional security measures**, such as **increased patrols and closure during late-night hours**.

4. Light Pollution

- * The proposal includes **perimeter and drive-through lighting operating 24/7**, which could cause **significant light spill into nearby homes**.
- * **Objection:** The Council should require a **Light Spill Assessment** and mitigation measures, such as **lower brightness settings, automatic dimming after hours, and additional shielding for residential properties**.

5. Waste Management & Littering

- * Fast-food outlets generate significant litter, often **dispersed beyond store boundaries**, affecting **footpaths, streets, and nearby residential areas**. While the **Waste Management Plan** mentions McDonald's litter patrols, it **does not guarantee responsibility for cleaning public areas**.
- * **Objection:** The developer should be required to implement **more frequent street cleaning, provide additional public bins, and fund community-led waste management initiatives**.

6. Flooding & Drainage Risks

- * The **Stormwater Management Plan** states that no **on-site detention (OSD) system** is proposed, despite the site being **within a flood-affected area**. Any underperformance of the drainage system could increase the risk of **local flooding**.
- * **Objection:** A **flood mitigation strategy, including on-site detention tanks or improved drainage infrastructure**, should be mandated before approval.

7. Air Quality & Odour Impact

- * The **Odor Amenity Assessment** claims that cooking emissions will be "effectively dispersed," but the report **does not provide data on long-term monitoring**. Continuous **fumes, exhaust emissions, and waste odours** could negatively affect nearby residents.
- * **Objection:** A **detailed Odor Impact Study and regular air quality monitoring** should be required to **ensure compliance and prevent negative impacts**.

8. Property Value Impact

- * The presence of a **24/7 fast-food outlet** in a primarily residential area could **decrease property values** due to **noise, increased crime, litter, and traffic concerns**.
- * **Objection:** I request that the Council conduct a **Property Value Impact Assessment** to evaluate the potential depreciation in nearby home values before approving the development.

Conclusion

This proposal presents **serious concerns for local residents' quality of life, environmental sustainability, and community safety**. I strongly urge the Council to require **further assessments and modifications** before approving this development.

Thank you for considering my objection. I request to be informed of any hearings or public consultations on this matter.

Sincerely,

Melissa Geftakis

13/41 Roseberry St Manly Vale 2093